



CuDC/Urban Design Associates NoMa Development Strategy 2001

Disposition by RFP, Square E-710 201 Florida Avenue, NE

May 21, 2004





Purpose of Bidder Conference

- Make you familiar with RFP
- Encourage submissions
- Remarks in this conference do not qualify or amend the terms of the RFP
- Terms of this RFP remain unchanged unless the RFP is changed in writing
- A complete record of this conference will be made available on the web site (dcbiz.dc.gov)

REQUEST FOR PROPOSALS:

201 Florida Avenue, NE
Square E-710, Lot 801

Offered by:
The Government of the District of Columbia
The Office of the Deputy Mayor for Planning and Economic Development

May 11, 2004

Responses Due: June 18, 2004



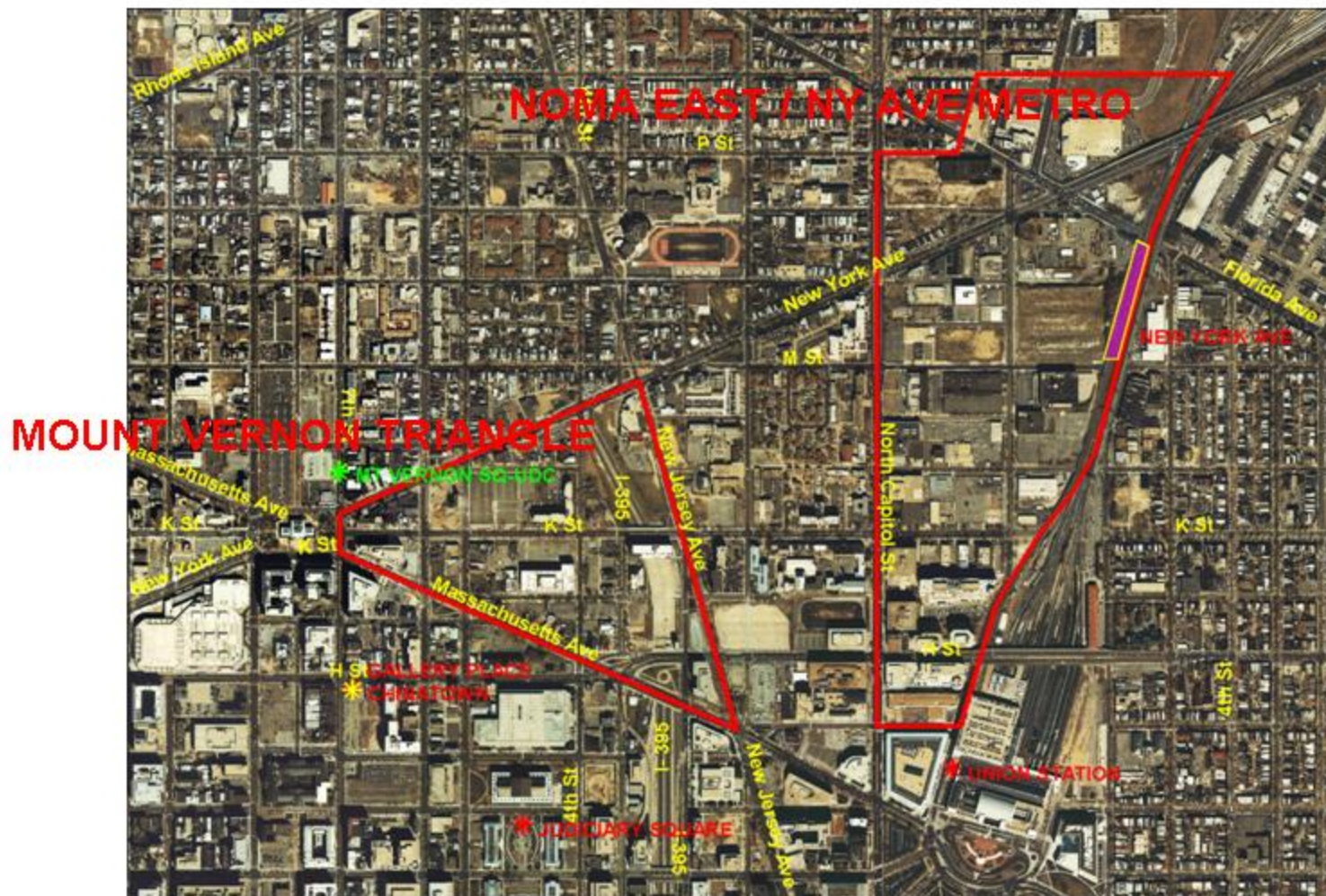
Goals for Site E-710

- Promote a vibrant, active new downtown neighborhood
- Transit-oriented development:
 - Retail, food & services for transit riders, workers, residents
- With other preferred uses:
 - Small offices for innovative firms
 - Live/work space
 - Cultural component
- High quality “landmark” design





NoMa Overview

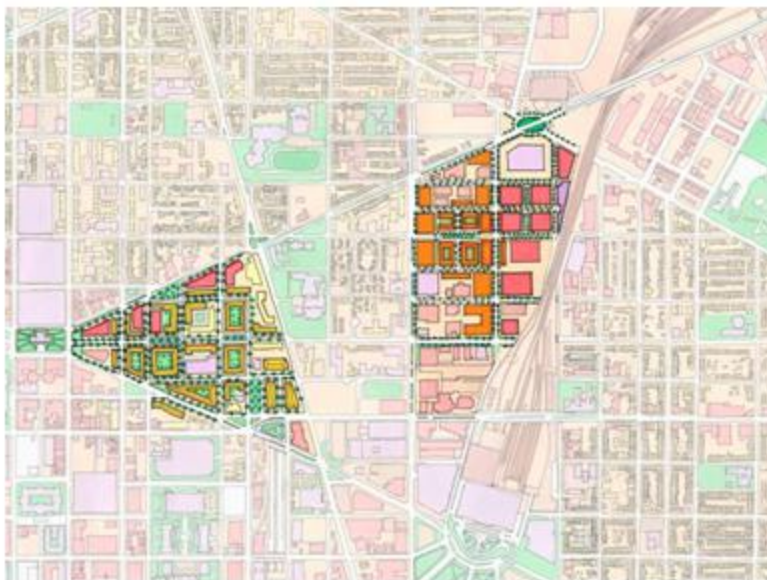


GOVERNMENT OF THE DISTRICT OF COLUMBIA

Office of the Deputy Mayor for Planning and Economic Development



NoMa Overview



- CuDC Strategy 2001:
 - Office and Mixed-Use District
 - Arts & Culture
 - Distinctive "Urban" Identity



View of Proposed Technology District





Connecting Assets / Linking Communities





Development Activity

- New York Avenue Metro Station
- Akridge Site & Air Rights
- ATF HQ
- XM Satellite Radio
- Station Place
- Baseball
- Others



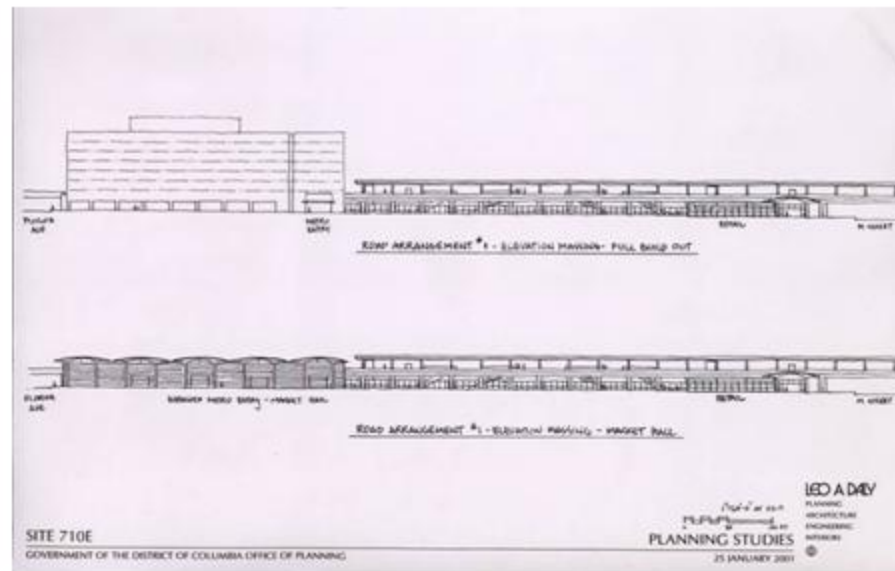
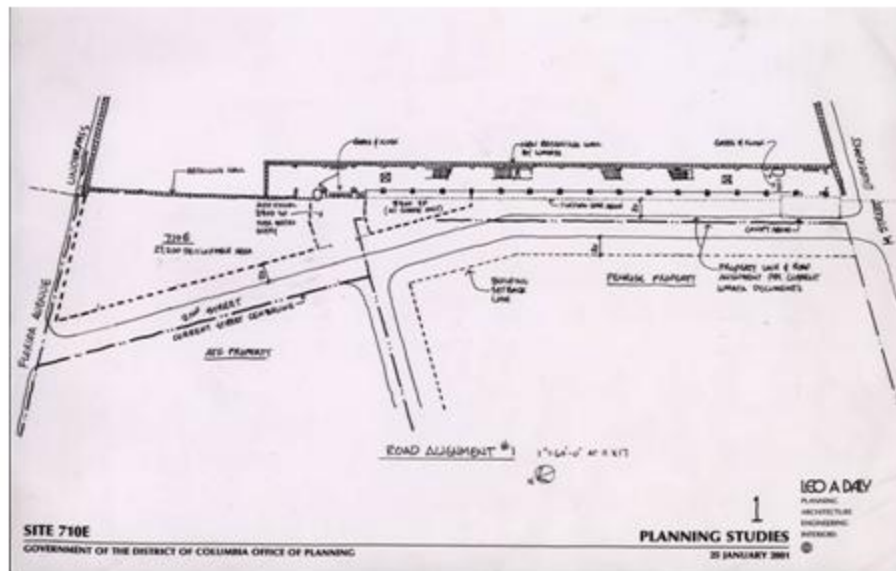
Public Realm Concepts





Metro Station & E-710 Development Studies

- Suggested Road Alignment / Full Build Out & Market Hall Scenarios



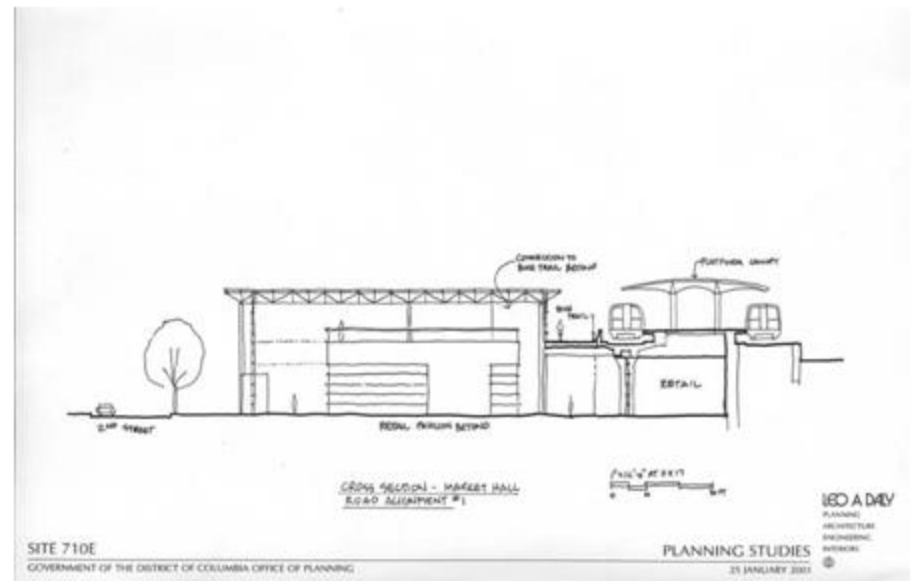
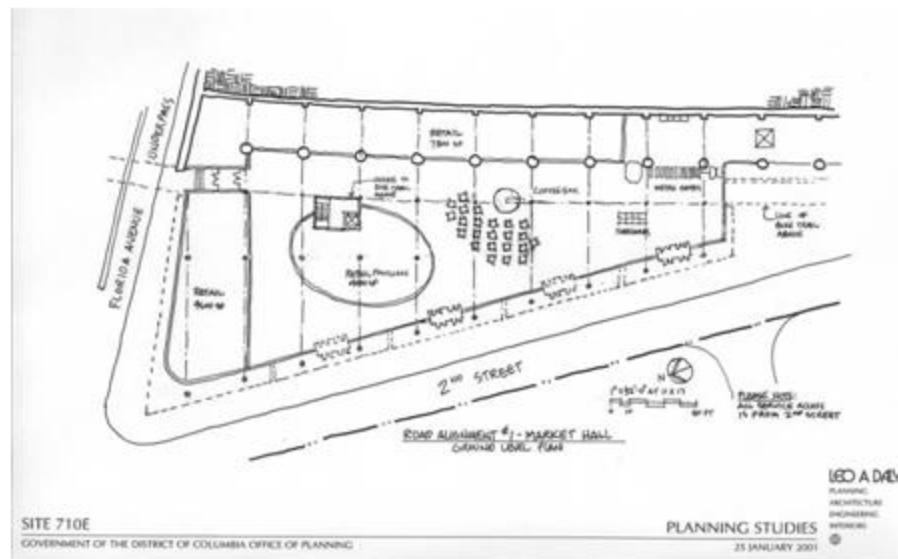
Constraints:

- 21,500 developable sf footprint (of 31,018 sf)**
- Met Branch Bike Trail**
- Coordination with WMATA encouraged**



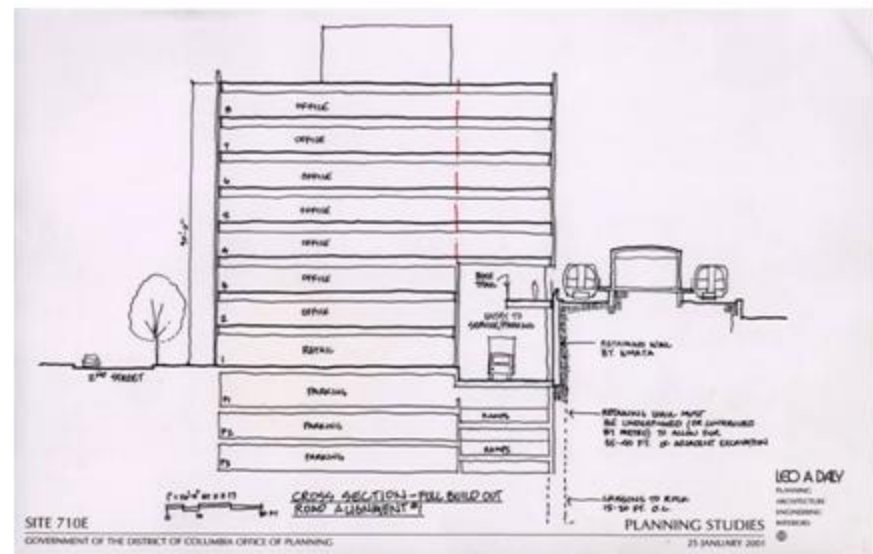
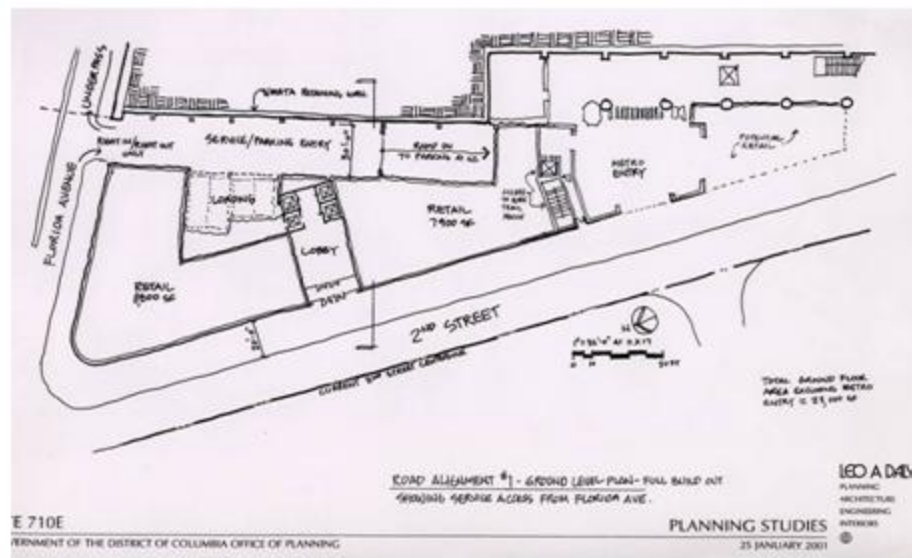
Site E-710: Development Studies

- Market Hall Option



Site E-710: Development Studies

- Full Build Out Scenario





E-710 Development Objectives

- Complement emerging development
- Accommodate retail, live/work units, space to accommodate smaller firms and start-ups, and/or a cultural component
- Create an enhanced point of entry to the Metro
- If possible, coordinate with WMATA to optimize this development
- Include high quality of architectural design that identifies site as a gateway
- Create an active street and public space environment along the new 2nd Street





Evaluation of Submissions

Criteria	Pts
Qualifications, Experience and Financial Feasibility	25
Financial Compensation	15
Development Program and Concept Plans	20
Design Excellence	20
LSDBE Participation	20
TOTAL	100



E-710 RFP Timeline

Proposals Due June 18, 2004

Presentations (if nec.) June 25, 2004

Bidder Final Selection July 2, 2004



District's Office of Local Business Development

- Andre Banks, OLDB
- The District expects the developer to sign a Memorandum of Understanding ("MOU") with the Office of Local Business Development ("OLBD") to ensure that LSDBEs participate in 35% or more of contracting opportunities.



Any Questions?

- Direct all future questions, in writing, to:
 - Cyril Crocker
Project Manager
Office of the Deputy Mayor for Planning and Economic
Development
John A. Wilson Building
1350 Pennsylvania Avenue, N.W.,
Suite 317
Washington, D.C. 20004
cyril.crocker@dc.gov
- Written questions will be accepted until 4:00
pm on June 4, 2004
- Responses to all questions will be collated and
sent to all respondents via e-mail and posted on
the web site (dcbiz.dc.gov)